

121.A

0005

0004.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

903,600 / 903,600

USE VALUE:

903,600 / 903,600

ASSESSED:

903,600 / 903,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
80		PLEASANT ST, ARLINGTON

OWNERSHIP

Owner 1:	HAWKINS MONIQUE	Unit #:	2
Owner 2:			
Owner 3:			
Street 1:	80 PLEASANT ST # 2 A		
Street 2:			

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: HAWKINS, MONIQUE -

Owner 2: -

Street 1: 80 PLEASANT ST UNIT 2

Twn/City: Arlington

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1800, having primarily Clapboard Exterior and 2875 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R4	TOWNHOU	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7437																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	903,600			903,600		210126
							GIS Ref
							GIS Ref
							Insp Date
							07/26/18

PREVIOUS ASSESSMENT								Parcel ID	121.A-0005-0004.0		!14427!	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2022	102	FV	903,600	0	.	.	903,600		Year end	12/23/2021		
2021	102	FV	876,700	0	.	.	876,700		Year End Roll	12/10/2020		
2020	102	FV	863,300	0	.	.	863,300	863,300	Year End Roll	12/18/2019		
2019	102	FV	755,900	0	.	.	755,900	755,900	Year End Roll	1/3/2019		
2018	102	FV	667,900	0	.	.	667,900	667,900	Year End Roll	12/20/2017		
2017	102	FV	608,300	0	.	.	608,300	608,300	Year End Roll	1/3/2017		
2016	102	FV	608,300	0	.	.	608,300	608,300	Year End	1/4/2016		
2015	102	FV	561,700	0	.	.	561,700	561,700	Year End Roll	12/11/2014		

SALES INFORMATION								TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes					
CONST JOHNSON	30492-515		8/2/1999			320,000	No	No	4						

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
1/13/2017	50	Insulate	2,000	C					7/26/2018	Measured	DGM	D Mann					
									11/13/2000	Hearing N/C	264	PATRIOT					

Sign: VERIFICATION OF VISIT NOT DATA _____



EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 99 - Condo Conv		Full Bath: 2	Rating: Good	BK:13832 PG:507 CONVERTED TO CONDO'S				1999 643-0253.													
Sty Ht: 2H - 2 & 1/2 Sty		A Bath:	Rating:																		
(Liv) Units: 1	Total: 1	3/4 Bath:	Rating:																		
Foundation: 3 - BrickorStone		A 3QBth:	Rating:																		
Frame: 1 - Wood		1/2 Bath:	Rating:																		
Prime Wall: 2 - Clapboard		A HBth:	Rating:																		
Sec Wall:		OthrFix:	Rating:																		
Roof Struct: 1 - Gable		OTHER FEATURES				RESIDENTIAL GRID															
Roof Cover: 1 - Asphalt Shgl		Kits: 1	Rating: Good	1st Res Grid				Desc:	# Units												
Color:		A Kits:	Rating:																		
View / Desir: N - NONE		Frl: 1	Rating: Good																		
GENERAL INFORMATION				WSFlue:	Rating:																
Grade: B - Good		CONDOS INFORMATION																			
Year Blt: 1800	Eff Yr Blt:	Location:																			
Alt LUC:	Alt %:	Total Units:																			
Jurisdict:	Fact: .	Floor:																			
Const Mod:		% Own:																			
Lump Sum Adj:		Name:																			
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN									
Avg Ht/FL: STD	Phys Cond: GD - Good	18.	%	Exterior:	No Unit	RMS	BRS	FL													
Prim Int Wal 2 - Plaster	Functional:		%	Interior:																	
Sec Int Wall:	Economic:		%	Additions:																	
Partition: T - Typical	Special:		%	Kitchen:																	
Prim Floors: 3 - Hardwood	Override:		%	Baths:																	
Sec Floors:	Total:	18.6	%	Plumbing:																	
Bsmnt Flr: 12 - Concrete	CALC SUMMARY				Electric:																
Subfloor:	Basic \$ / SQ: 305.00	COMPARABLE SALES				Heating:															
Bsmnt Gar:	Size Adj.: 1.01521730	Rate	Parcel ID	Typ	Date	Sale Price	General:														
Electric: 3 - Typical	Const Adj.: 0.99989998																				
Insulation: 2 - Typical	Adj \$ / SQ: 309.610																				
Int vs Ext: S	Other Features: 91758																				
Heat Fuel: 1 - Oil	Grade Factor: 1.33																				
Heat Type: 3 - Forced H/W	NBHD Inf: 0.85000002																				
# Heat Sys: 1	NBHD Mod:																				
% Heated: 100	LUC Factor: 1.00																				
Solar HW: NO	Adj Total: 1110024																				
% Com Wal	Depreciation: 206465																				
	Depreciated Total: 903560																				
MOBILE HOME				WtAv\$/SQ:	AvRate:	Ind.Val															
Make:	Model:	Serial #	Year:	Color:																	
SPEC FEATURES/YARD ITEMS				PARCEL ID 121.A-0005-0004.0								IMAGE									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc			
More: N	Total Yard Items:																				
	Total Special Features:																				
	Total:																				